

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-12.0
HILLSIDE DEVELOPMENT ZONE (HDZ) STANDARD**

HILLSIDE DEVELOPMENT ZONE (HDZ) STANDARD

- 2-12.1.0 GENERAL**
 - 2-12.2.0 HDZ PLAN FORMAT AND CONTENT**
 - 2-12.3.0 HDZ PLAN SUBMITTAL REQUIREMENTS**
-

2-12.0.0 HILLSIDE DEVELOPMENT ZONE (HDZ) STANDARD.

2-12.1.0 GENERAL.

- 1.1 Purpose. This Standard has been established for the purpose of informing applicants of the preparation, submittal, and review requirements for Hillside Development Zone (HDZ) projects so that proper and adequate information is presented in a consistent manner, thereby providing the basis for an efficient and timely review. It is intended that this Development Standard provide support and clarification to the HDZ provisions, Sec. 2.8.1, of the Tucson *Land Use Code (LUC)*.

This Standard does not waive any applicable City regulations or codes.

- 1.2 Definitions. Definitions for words and terms used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the *LUC*.

2-12.2.0 HDZ PLAN FORMAT AND CONTENT.

- 2.1 HDZ Plan Requirement. The information required as part of the HDZ submittal will be shown graphically or provided by notes on a plan. The HDZ requirements are in addition to the plan requirements of the applicable process, such as, but not limited to, a plat, a development plan, a site plan, or a plot plan. The information may be provided as part of the drawing required through the applicable process or as a separate drawing. The plan may comprise several sheets showing various elements of required data.
- 2.2 Format. If the HDZ information is provided as a separate drawing, the format, sheet size, scale, margins, lettering, and similar requirements are the same as those for the applicable process, i.e., tentative plat, development plan, site plan, or plot plan.
- 2.3 Content. The following information is to be provided for all projects affected by the HDZ.
 - A. Grading information, including proposed grading area, amount of grading by square feet and percentage of lot area, proposed contours, and locations of all areas of cut and fill.
 - B. Topographic information of the existing terrain, prior to any grading, grubbing, clearing, excavation, or modification, with contour intervals as specified in Development Standard 9-04.0.

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-12.0
HILLSIDE DEVELOPMENT ZONE (HDZ) STANDARD**

2.3 Content. (Cont'd)

- C. The location, size, color, and textural treatment of all retaining walls, riprapped slopes, or other constructed means of slope stabilization must be shown on one (1) of the plans submitted.
- D. The following slope analysis information must be provided on the plan. For specific information on calculations of slope, refer to Development Standard 9-04.0.
 - 1. The average natural cross slope (ACS) analysis must be submitted with the plat or plan, and the ACS must be listed in the general notes on the plat or plan.
 - 2. If the development criteria of Sec. 2.8.1.6 of the *LUC* require an analysis of sloped areas, those areas of fifteen (15) percent or greater slope must be shown on a topographic map.
- E. A note must be added to the plan or plat listing those lots which are subject to HDZ grading requirements.
- F. All protected peaks and ridges must be shown and labeled, and the three hundred (300) foot setback area must be delineated.

2-12.3.0 HDZ PLAN SUBMITTAL REQUIREMENTS.

- 3.1 Submittal Requirements. The plan which includes the HDZ information is to be provided with the initial submittal under the applicable process, such as, but not limited to, a plat, development plan, site plan, or plot plan.

If the HDZ information is provided as a separate drawing, submit three (3) copies.

- 3.2 Review. HDZ compliance applications are reviewed by the Zoning Review Section and the Engineering Section at the Development Services Department (DSD).